



City of Seattle

PROPOSED NORTHGATE LEGISLATION

Site Coordination Agreement with Lorig Associates

Cover Letter for Proposed Ordinance

June 17, 2004

Gregory J. Nickels, Mayor

Office of the Mayor

June 15, 2004

Honorable Jan Drago
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Drago:

I am pleased to transmit the attached ordinance authorizing Seattle Public Utilities to enter into a Memorandum of Understanding with Lorig Associates, LLC, regarding agreements to reconfigure their respective parcels on the Northgate South Lot and jointly plan and execute their respective projects. The reconfiguration of the Northgate South Lot parcels is necessary to develop the Hybrid option for the Thornton Creek Water Quality Channel Project recommended in companion legislation and to increase the feasibility of private mixed-use housing development on the Northgate South Lot furthering the Northgate Comprehensive Plan goals.

This transmittal responds to legislation City Council approved in December 2003 which included the Northgate Mall Development Agreement that provides the City a 12-month option to purchase 2.7 acres of the Northgate South lot and City Council Resolution 30642 requesting that Seattle Public Utilities (SPU) evaluate and recommend one of three specified options for natural drainage and open space for the Northgate South Lot. The three options include: 1) daylighting storm flows in the conveyance pipe under the Northgate South Lot, 2) constructing a series of natural system swales to treat drainage from the adjacent neighborhood, and 3) constructing a hybrid (Hybrid), which involves diverting dry weather flows and flows from frequent storm events from the conveyance pipe at NE 100th Street and 3rd Avenue NE to a surface channel for water quality treatment.

Three related ordinances are proposed to implement this proposal. The first is an ordinance to exercise the City's option to purchase the 2.7 acres of land, pursuant to the Northgate Mall Development Agreement. The second ordinance requests authorization and funding for the Thornton Creek Water Quality Channel Project recommending the hybrid option mentioned above, and this third ordinance authorizes a memorandum of understanding between Lorig and the City regarding agreements to reconfigure their respective parcels and jointly plan their respective projects.

Thank you for your consideration of this legislation. Should you have questions, please contact Ray Hoffman at 684-5852.

Sincerely,

GREG NICKELS
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

600 Fourth Avenue, 7th Floor, P.O. Box 94749, Seattle, WA 98124-4749

Tel: (206) 684-4000, TDD: (206) 684-8811 Fax: (206) 684-5360, E:mail: mayors.office@seattle.gov

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